Exclusive Residence at the Mondsee - Swimming Area, Terraces & Garden included



Blick von 2. DG-Terrasse

Objektnummer: 3074

Eine Immobilie von DIEMAKLEREI Immobilientreuhand GmbH

Zahlen, Daten, Fakten

Art:	Haus - Reihenendhaus
Land:	Österreich
PLZ/Ort:	5310 St. Lorenz
Baujahr:	2022
Zustand:	Erstbezug
Alter:	Neubau
Wohnfläche:	227,58 m²
Nutzfläche:	236,30 m²
Zimmer:	6
Bäder:	3
WC:	2
Terrassen:	3
Stellplätze:	1
Garten:	95,52 m²
Heizwärmebedarf:	B 29,90 kWh / m² * a
Gesamtenergieeffizienzfaktor:	A+ 0,65
Kaufpreis:	2.600.000,00 €
Kaufpreis / m²:	11.002,96 €

Provisionsangabe:

3% des Kaufpreises zzgl. 20% USt.

Ihr Ansprechpartner



Pino Reinhard Lux

DIEMAKLEREI Immobilientreuhand GmbH















































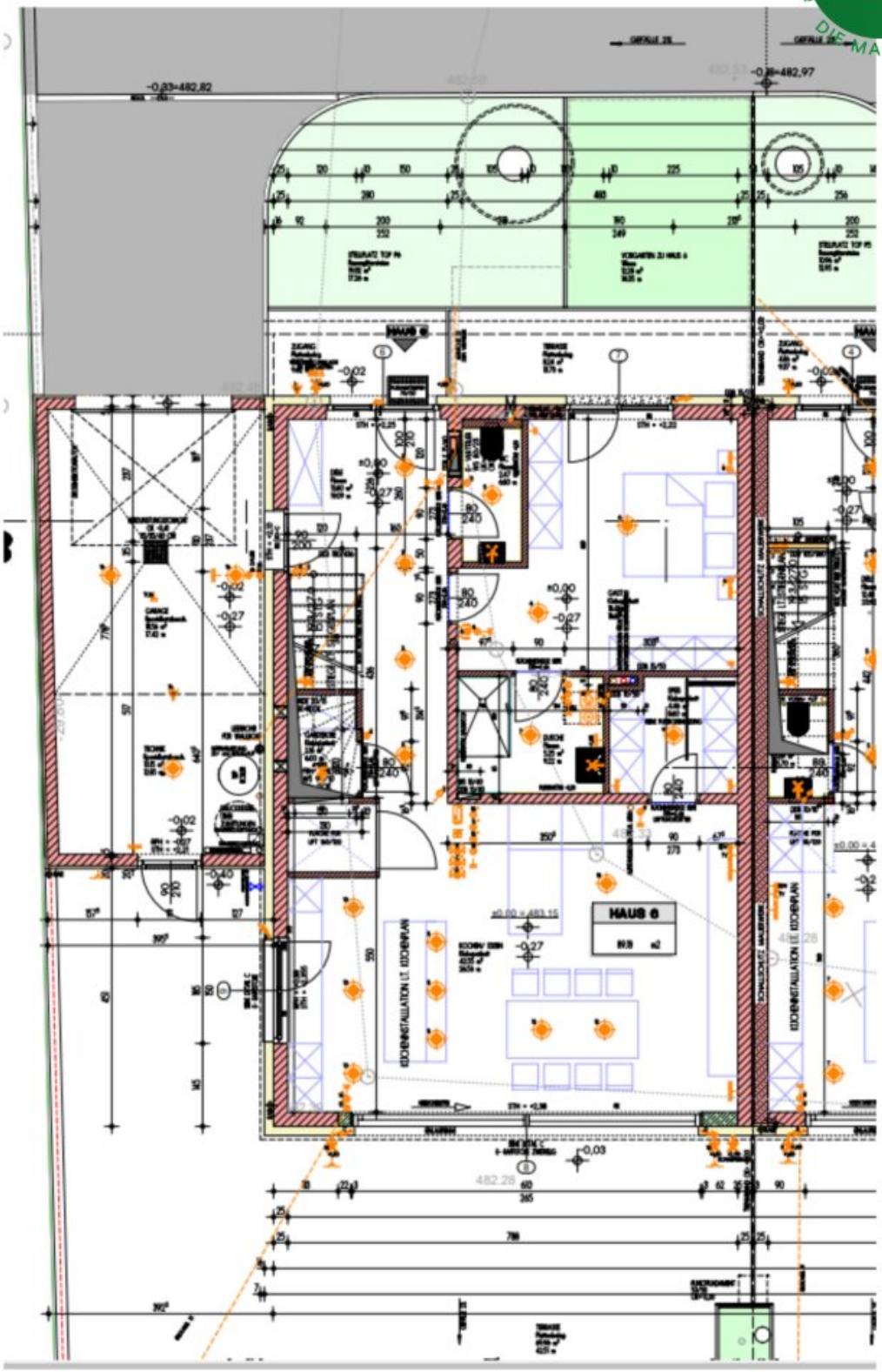


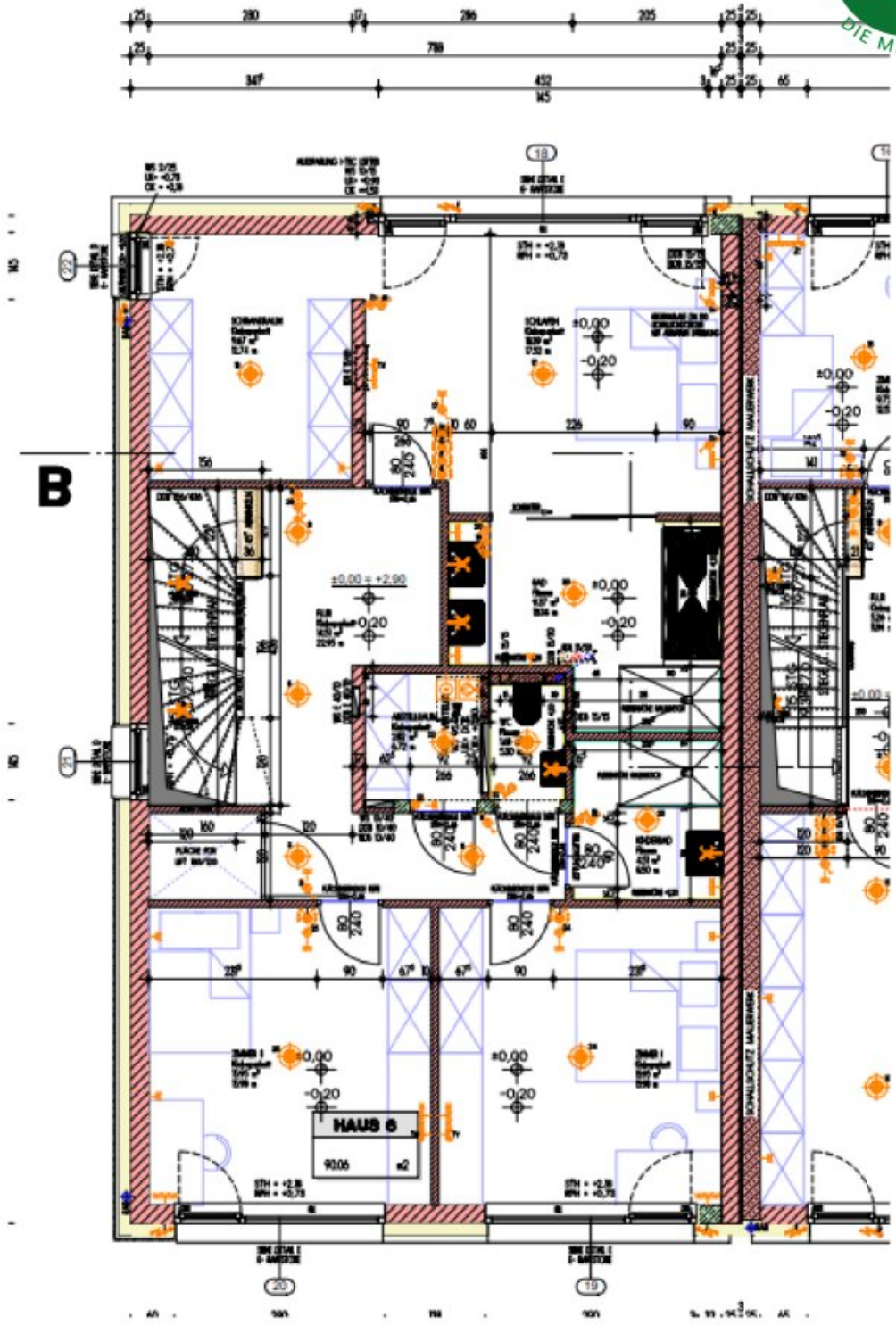


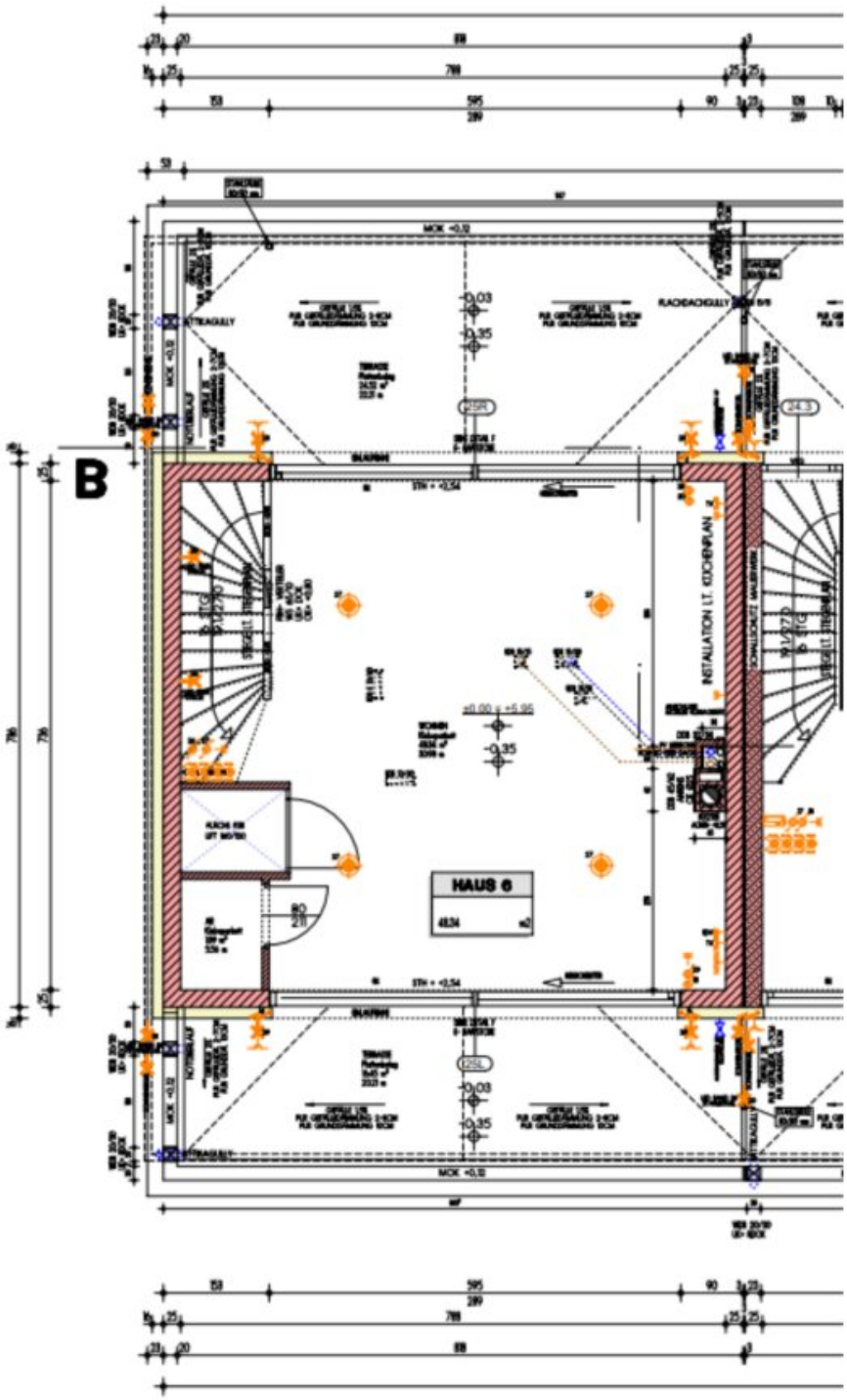







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-0,38=482,97
HAUS 6


B
HAUS 6
90.06 m2


B
HAUS 6
INSTALLATION LT. KÜCHENPLAN

Objektbeschreibung

This fantastic newly built property has a view of **Lake Mondsee**, a **private bathing area, three terraces and two gardens**. The location in the Salzkammergut with its impressive panoramas, right on the border between Salzburg and Upper Austria, is unparalleled.

Architecture and planning of this house are timelessly modern and spacious; the high-quality equipment leaves nothing to be desired. The clever room layout on **three floors** offers plenty of space and comfort for the whole family. The total of **approx. 227m² of living space** is divided into **six rooms, two bathrooms and several storages, closets and cloakrooms**. The house is in the final stages of completion and is ready to move into at any time. From the terraces on the upper floor you can enjoy the view of the Mondsee, the mountains, meadows and forests.

The use of high-quality materials and the solid construction make this property a first-class new building. The **full thermal protection** and the **triple-glazed windows** ensure low operating costs. Windows, doors and gates come from **Internorm, Josko and Hörmann**. A **private in-house elevator** takes you comfortably to all three floors of the house; a **single garage and another parking lot** on the property offer space for several vehicles.

In addition to all these outstanding features, the absolute highlight is the sensational **private bathing area opposite the property**. A buoy **place for your own boat** is also included.

Other features include empty **piping for installing a photovoltaic system**, **exhaust air duct for a mobile air conditioner** from the top floor over the roof, **shading by external venetian blinds, awnings and underfloor heating or cooling** as well as an air heat pump for pleasant and inexpensive heat.

The property is located in Schafling am Mondsee (Upper Austria), from where you can quickly reach Salzburg, Lake Attersee, Lake Wolfgang and other popular surrounding locations. The region is famous for its spectacular nature and numerous leisure activities, from golf to water sports and every imaginable mountain sport.

Convince yourself with a non-binding inspection. We look forward to your inquiry.

!! We would like to inform you - brokerage contract (FAGG regulations) !!

“You will not incur any costs simply by signing this brokerage contract and inspecting the properties. Only with the conclusion of a rental agreement does earning occur and the obligation to pay commission within the meaning of the commission agreement of this contract is triggered!"

Please understand that since June 13, 2014, due to the new EU directive, we can only send you documents and information about our properties if you confirm that you want us to take action early and have been informed of your cancellation rights. After your request, you will receive an email with the relevant documents and a link to confirm these points.

Additional costs according to the overview of additional costs!

For the sake of completeness, we state that if you or a third party you nominate rents/purchases a property we have named, or if both parties agree, we will charge you a brokerage commission of 3 gross monthly rents for commercial properties, 2 gross monthly rents for residential properties or 3% of the purchase price plus statutory sales tax (Fee Ordinance for Real Estate Agents, BGBl. No. 262 and 297/1996). This offer is non-binding. The information is based on the information and documents provided to us by the owner and/or third parties and is not guaranteed. Otherwise, the general terms and conditions and the ordinance of the BM for economic affairs on professional and exercise rules for real estate agents, BGBl 297/96 apply.

In accordance with Section 5 of the Broker Act, we inform you that we operate as a double broker, i.e. we serve both the seller and the receiver side. The information is based on information from the landlord.

Infrastruktur / Entfernungen

Gesundheit
Arzt <4.500m
Apotheke <4.500m

Kinder & Schulen
Schule <3.500m
Kindergarten <4.000m
Universität <7.000m

Nahversorgung
Supermarkt <4.500m
Bäckerei <4.500m

Sonstige
Bank <4.500m
Geldautomat <4.500m
Post <7.000m
Polizei <4.500m

Verkehr
Bus <500m

Autobahnanschluss <4.500m
Bahnhof <500m

Angaben Entfernung Luftlinie / Quelle: OpenStreetMap